



Fulton County, GA

Department of Purchasing & Contract Compliance

October 3, 2013

**Re: 13ITB89797K-JAJ
Asbestos Abatement & Demolition Delowe
Place Apartments**

Dear Bidders:

Attached is one (1) copy of Addendum 3, hereby made a part of the above referenced Invitation to Bid.

Except as provided herein, all terms and conditions in the Invitation to Bid referenced above remain unchanged and in full force and effect.

Sincerely,

James A. Jones

James A. Jones
Assistant Purchasing Agent

Winner 2000 - 2009 Achievement of Excellence in
Procurement Award • National Purchasing Institute



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13ITB89797K-JAJ
Asbestos Abatement & Demolition
Delowe Place Apts.
Addendum No. 3
Page Two

This Addendum forms a part of the contract documents and **modifies** the original ITB documents as noted below:

The time of completion of the project is hereby changed from eighty (80) days to forty-five (45) days.

Please submit the **revised Pricing Sheet** (attached) with the original bid form.

- 1. Question:** I would like to make arrangements for a site visit of the Delowe Apartments to get additional information for our bid on the project.

Answer: All units that were made available during the site visit have been re-secured. It was stated during the site visit, held on October 18th, that there would not be any additional site visits.

- 2. Question:** Will all the trees come out along with the demolition of the buildings?

Answer: All of the trees should be removed to facilitate the demolition of the buildings.

- 3. Question:** There are basements present at the rear sections of the buildings to be demolished. In order to avoid rain water pooling, approximately 850 square yards of suitable dirt (per building = 6,800 square yards total for all 8 buildings), will need to be trucked in to backfill the void left after demolition. Please clarify whether this task is to be included in the demolition scope of work as the specifications are not clear on this.

Answer: Yes that should be included in the scope of work. All buildings are to be demolished to grade and backfilled as necessary to fill any voids, i.e. basements, seeded, fertilized and covered with straw.

- 4. Question:** Will the asphalt parking lot come out as well?

Answer: Yes the asphalt parking lots will come out. Item will be included on the revised Pricing Sheet attached to this addendum.

5. **Question:** In addition to the building structures, there is approximately 15,000SF of concrete sidewalks and other man-made concrete structures/platforms spread out throughout the site. Does the scope of work include this item?

Answer: Yes. All concrete is to be removed to grade, voids backfilled with dirt, seeded, fertilized and covered with straw.

6. **Question:** There is approximately 35,000SF of asphalt paving surface throughout the property. Does the scope of work include this item?

Answer: Yes all asphalt paving should be removed. Item will be included on the revised Pricing Sheet attached to this addendum.

7. **Question:** No disenable rain water drain was observed during the site visit. Can the County provide a civil drawing that depicts the rainwater discharge drain?

Answer: The County did not issue permits for the construction on this property. The permits were issued by the City of East Point for the construction of the apartments.

8. **Question:** Are any existing underground storm drains to be demolished as part of this work?

Answer: None that Fulton County is aware of on this property.

9. **Question:** Are there any erosion/demolition/tree save plans already developed for this project? If not, is the cost of developing such plans part of the contractor's responsibilities?

Answer: The erosion plan is that all areas where concrete is removed will be backfilled, fertilized, seeded and covered with straw to prevent erosion.

10. **Question:** Is a" licensed civil engineering erosion/storm water pollution inspection etc. and reports" required during execution of this project. If so how often?

Answer: Permitting through East Point, Georgia may require a licensed civil engineering erosion/storm water pollution inspection etc. and reports. It is not a part of the requirements for Fulton County.

11. **Question:** Is a General Contractor License required for this project?

Answer: A General Contractor's License is not required for this project.

12. Question: Is the County covering all permitting costs and requirements of this project. If not, is this part of the contractor's responsibilities?

Answer: The Contractor is responsible for all permitting costs.

13. Question: Will Fulton County cut and cap utilities coming in the Apartments?

Answer: Once an application for demolition is submitted to East Point, water and electricity will be capped by East Point. East Point will notify the gas company of the pending demolition.

14. Question: Is the asphalt going to be removed or demolished? Will that area require an increase in silk fencing, seed and hay?

Answer: Yes the asphalt is to be demolished and removed. The area will require silk fencing and compliance with East Point's code requirement's concerning demolition.

15. Question: Are the slabs and footings to be removed and demolished?

Answer: All slabs and footings are to be removed and demolished.

16. Question: Can the winning bidder do a wet demolition on all the buildings to save time and money?

Answer: Yes a wet demolition is permissible as long as the interior is sufficiently hosed down.

17. Question: Landscaping, Item # 6 – On the pricing sheet under landscaping it is asking for 450 SY of vegetation and landscaping repair. Will this number stay the same or change since no one knows exactly how much landscaping and vegetation will be disturbed?

Answer: The pricing sheet is changed to reflect 120,000 SF, the estimated size of the property. (**See Revised Pricing Sheet**)

18. Question: Tree protection, item # 8 – This item only has 220 LF for tree protection. Will this change? After the walk through more trees were noted as a possibility of being saved?

Answer: This item will be removed from the pricing sheet. (See the answer to question # 2.)

19. Question: Unforeseen Site Conditions, Item # 9 – This item has \$20,000 listed. Will this number change due to the fact that no one knows the unforeseen conditions with utilities and the specifications stated there was a pool on-site but it was not

seen during the walk through. If there was a pool on-site, will Fulton County state/mark the pool location?

Answer: The allowance for unforeseen conditions is changed on the attached Pricing Sheet to \$34,000. There is no pool on the site.

20. Question: Will the City of East Point provide water for the demolition of these apartment units? There is no water on-site or close by.

Answer: Access to water should be a part of the permitting process with the City of East Point.

21. Question: Is it possible for Fulton County to declare this project or allow the contractor who wins this project a Wet Demolition or allow the contractor who wins this bid to perform a wet demolition? Note: The asbestos inside of all the apartment units (drywall ceilings, mastic behind mirrors, caulking) have been disturbed and asbestos is all over the place in every unit. It may take 80 days just to go through each unit and bag up and contain all disturbed asbestos before the demolition process can proceed.

Answer: Wet Demolition is permitted.

22. Question: Will Fulton County require all the sidewalks and steps on the property to be excavated or removed and filled in with fill dirt?

Answer: Yes, they should be excavated, removed and backfilled, graded, fertilized, seeded and covered with straw/hay.

23. Question: How thick is the slab on grade under each unit? Also, will Fulton County require the slab on grade concrete under each unit to be broken up and removed?

Answer: There is no measurement for the thickness of the slab on grade under each unit. Some units have basements, some units do not. All units shall be taken down to grade, backfilled, graded, seeded, fertilized and covered with hay/straw.

24. Question: Is there crawl space under some of these units? If so. How many crawl spaces do you have and what are the length and width of these spaces? Also, some of these units showed offices at the very bottom. How much space did these offices occupy or what is the size of the office under the units,

Answer: The purpose of the site visit was for each contractor to assess the scope of work and identify and confirm details such as square footage and other dimensions of crawl spaces, basements and attached structures. However, the total estimated square footage for the units is 69,150.

25. Question: The information given on the web page for the square footage for one apartment indicates it is about 4,650 square feet per unit. During the site visit measurements were taken that showed that the accessible unit was 38 x 170 which is 6,460 SF. Which square footage is correct ?

Answer: The total square footage for all the units is approximately 69,460.

26. Question: Will Fulton County coordinate with the City of East Point to disconnect all electrical, gas and water? Seemingly, some of the electrical lines were cut but no one knows if all of the utilities were turned off and capped. Will Fulton County clarify this prior to the bid?

Answer: See the answer to Question 13.

27. Question: Does the property at 2337 Delowe Drive, East Point GA 30344 have any underground wells?

Answer: No the property does not have any underground wells.

28. Question: Will Fulton County require anything to be done with the existing asphalt on the premises?

Answer: The existing asphalt on the premises shall be removed and hauled off to the land fill.

29. Question: Will Fulton County send someone out to the site prior to work commencing to mark the trees and shrubs that should stay? Will you please have someone mark the trees and shrubs that are close to the apartments and along the sidewalks if they are not to be tampered with because they will get damaged and die?

Answer: See the answer to question # 2.

30. Question: Will the winning contractor be required to re-plant trees and shrubs taken down due to demolition?

Answer: No. See the answer to question 2.

31. Question: Will Fulton County provide survey stakes denoting the property boundaries prior to the start of demolition?

Answer: No. That information should be obtained from the City of East Point at the time of application for permits.

Revised Pricing Sheet

1. PRICING SHEET

For furnishing all products, materials and equipment and performing all labor necessary to complete the Delowe Place Apartments - Asbestos Abatement and Demolition project as outlined in this bid document. The selected vendor shall perform the following work in compliance with Local, State or any Federal requirements regarding asbestos and hazardous waste removal and disposal.

NO.	DESCRIPTION	EST. QTY	UNIT COST	TOTAL COST
1.	Asbestos Abatement as outlined in Exhibit B. Include Air Quality Monitoring	-----	Lump Sum	\$
2.	Rodent Eradication and Letter	-----	Lump Sum	\$
3.	Demolition and Removal of all Structures, Trash and Debris	-----	Lump Sum	\$
Items 4, 5, 6, 7, 8, 9, and 10 are Task Allowance Items only to be used when <u>pre-authorized</u> , approved in writing and field verified by the assigned Fulton County Project Manager.				
4.	Erosion Control- Type C silt fence installed	1600 LF	Per LF \$	\$
5.	Curb Inlet Filters (Pig In Blanket)	125 LF	Per LF \$	\$
6.	Landscaping- seed and straw disturbed grounds.	450 SY	Per SY \$	\$
7.	Clean Suitable fill- Dirt that may be required to fill voids or depressions. To be compacted to 95%.	60 CY	Per CY \$	\$
8.	Asphalt Paving Removal	35,000 SF	Per SF \$	
9.	Unforeseen Site Conditions/ or additional Testing- As directed by Fulton County Project Manager	-----	-----	\$ 34,000.00
10.	Concrete Removal	15,000 SF	Per SF \$	
TOTAL BID AMOUNT			\$	

No payment shall be made for any work outside the scope of work listed in this solicitation. Any claim on items 4, 5, 6, 7, 8, and 10 Task allowances must be pre-approved and verified by the assigned Fulton County Project Manager and payment shall be based on the quantity unit price and actual work performed.

ACKNOWLEDGEMENT OF ADDENDUM NO. 3

The undersigned proposer acknowledges receipt of this addendum by returning one (1) copy of this form with the proposal package to the Department of Purchasing & Contract Compliance, Fulton County Public Safety Building, 130 Peachtree Street, Suite 1168, Atlanta, Georgia 30303 by the ITB due date and time **October 11, 2013, 11:00 A.M.**

This is to acknowledge receipt of Addendum No. 1, _____ day of _____, 20__.

Legal Name of Bidder

Signature of Authorized Representative

Title